Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - November 13, 1968

Appeal No. 9819   William J. Brewer, appellant.

The Zoning Administrator of the District of Columbia, appellee.

On motion duly made, seconded and unanimously carried,
the following Order was entered at the meeting of the Board
on November 13, 1968.

EFFECTIVE DATE OF ORDER - November 20, 1968

ORDERED:

That the appeal for variance from side yard requirements
of the R-1-B District to permit a 2-story rear addition to
a dwelling at 6443 Western Avenue, N.W., lot 26, Square 2004,
be granted.

FINDINGS OF FACT:

1.   Subject property is located in an R-1-B District.

2.   The property is improved with a 2-story brick
dwelling.

3.   The lot has a frontage of 60 feet and a depth of
150 feet. There is a 15-foot public alley to the rear of
the property.

4.   It is proposed to erect a 2-story rear addition to
the dwelling. The existing side yard is 6 feet in width.

5.   Section 3305.1 provides that a side yard containing
a minimum width of 8 feet shall be provided for dwellings
in the R-1-B District.

6.   No opposition to the granting of this appeal was
registered at the public hearing.

OPINION:

We are of the opinion that the appellant has shown a
hardship within the meaning of the variance clause of the
Zoning Regulations and that denial of the request will
result in peculiar and exceptional practical difficulties
and undue hardship upon the owner.

Further we hold that the requested relief will have no adverse affect upon nearby and adjoining property and will not be detrimental to the public good nor substantially impair the intent, purpose and integrity of the zone plan as embodied in the Zoning Regulations and Maps.

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED:

By: _____
                    CHARLES E. MORGAN
                    Secretary of the Board

THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DIRECTOR OF INSPECTIONS WITH A PERIOD OF SIX MONTHS AFTER THE DATE OF THIS ORDER.